

**GREATER HYDERABAD MUNICIPAL CORPORATION**

Office of the Commissioner,  
Town Planning Section, (H.O.),  
GHMC, Tank Bund, Hyd.

Lr.No.76057/12/09/2013/HO | 1150

Date: 20.06.2014

To  
Sri L.Rajeshwar Rao & Others,  
Pr.No.4-5-187/3 & 4,  
2<sup>nd</sup> floor, M.G.Road,  
Secunderabad

Sir,

Sub: GHMC - T.P.S. - H.O. - Proposals for construction of Group Housing Development Scheme consisting of (4) Blocks i.e. A, B, C, D, with Cellar for parking, Ground + 4 upper floors for Residential (Block B is for EWS & LIG) in Sy.No.49, situated at Yapral (V), Malkajgiri (M), R.R.Dsit. - **Fee intimation** - Regarding.

Ref: 1. Your revised building plans submitted Dt : 23.01.2014  
3. Building Committee meeting held on 3.5.2014

\*\*\*

It is to inform that the Building application submitted by you for construction of Group Housing Development Scheme consisting of (4) Blocks i.e. A, B, C, D with Cellar for parking, Ground + 4 upper floors for Residential (Block B is for EWS & LIG) in Sy.No.49, situated at Yapral (V), Malkajgiri (M), R.R.Dsit., have been examined and recommended by the Building Committee in their meeting held on 3.5.2014 and you are requested to remit an amount of **Rs.2,35,33,400/- (Rupees two crores thirty five lakhs thirty three thousand and four hundred only)** through **D.D. or NEFT/RTGS (ICICI Bank, CMS HUB Branch, IFS Code No.ICIC0000104) in favour of Commissioner, GHMC** towards fee and charges within 10 days (Annexure enclosed).

Further, you are also requested to submit the following particulars / comply with the following conditions:

1. To follow conditions stipulated in GOMs.No.168 MA, dt:7.4.2012 as per rule 25 (d) i.e. mortgage plan and notarised affidavit duly handing over to GHMC the Ground / First or Second floor or 10% of built up area whichever is less, so as to take necessary action to enter the same in prohibitory property watch register of Registration Deptt. before releasing the permission.
2. To comply the requirement prescribed under 5.f (xi).(iii), (iv) and (vii) of GOMs.No.168 MA, dt:7.4.2012.
4. On submission of Water Feasibility Report from HMWS & SB.
5. The provision shall be made for solar water heating system is required under the norms and to this affect applicant shall furnish Bank Guarantee.
6. To provide automatic sprinkler system in cellar floor and other fire safety systems as per Table 23 of part 4 NBC of India'2005.
7. To designate separate parking for amenities block and for visitors.
8. Intems of G.O.Ms.No.168, M.A Dt:7.4.2012 rule 3(e) environmental clearance required as per the Environmental Impact Assessment Notification - 2006.

9. To develop openspace and handover to GHMC before Occupancy Certificate.
10. On submission of Contractor's All Risk Policy for (3) years.
11. Display Board and percolation pits photographs (2 copies) showing the plan, elevation section, site plan and location plan of the proposed complex.

**Note : "This is not a building permission and should not be construed as such to start any building activity".**

In view of the above, you are requested to pay the above said amount and to comply the other conditions of the Building Committee, so as to take further necessary action in the matter.

Yours faithfully,

  
for Commissioner,  
GHMC

  
17/6/14

**GREATER HYDERABAD MUNICIPAL CORPORATION  
SCHEDULE OF RATES FOR BUILDING PERMISSION  
(FINANCIAL CHECKLIST SHOWING THE FEE AND CHARGES)**

File No 70057/12/09/2013

Residential Apartment for 4<sup>th</sup> Block.

Name of the Owner: L. Rajeswar Rao & others

Location of the site / plot 490, 49  
4900 - Newjain

**1) BUILDING PERMIT FEE:**

Cellar, ground + 4<sup>th</sup> floors  
a) Proposed covered area of Cellar/Stilt + ( ) upper floors for  
Residential / Commercial 45344 Sq.mtr B.P.F. @ Rs. 80 per Sq.mtr  
(Excluding Exc. & Lic) Amenities 1515 M<sup>2</sup> @ 120 → Rs. 36,27,510.200  
Area of the plot 22,703.57 sq.mtr. Residential Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other buildings. 10,000.200  
i. Upto 200 Sq.mtrs plot area. Rs.10 - Rs.50/-  
ii. From 201 to 500 Sq.mtrs plot area Rs.50 - Rs.90 -  
iii. From 501 to 750 Sq.mtrs plot area Rs.70 - Rs.100 -  
iv. Above 750 Sq.mtrs plot area Rs.80 - Rs.120 -  
v. High rise building. Rs.100 - Rs.150 -  
b) Proposed compound wall RMT ..... @ Rs.20/- RMT. Rs. ....  
c) Advertisement & Postage charges Rs. 2000.200  
i. Individual residential building Rs.100/ each. Rs. 36,01,320.200  
ii. Group housing / Commercial building etc. Rs.2000/- each case.  
iii. High rise buildings. Rs.5000/- each case.

**2) DEVELOPMENT CHARGES:**

Amenities 1515 M<sup>2</sup> @ 120  
i. Proposed on built up area 45344 Sq.mtr @ Rs. 100 per Sq.mtr Rs. 45,34,400.200  
Residential site  
ii. On open area excluding coverage 21224 Sq.mtr @ Rs. 75 per Sq.mtr Rs. 15,92,650.200  
Amenities site 1520 M<sup>2</sup> @ 100  
Residential Commercial  
i. Rs.100/- i. Rs.125/-  
ii. Rs.75/- ii. Rs.100/-  
Rs. 64,27,050.200

**3) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:  
(On built up area Sq.mtrs)**

i. Proposed built up area for 45344 Sq.mtr @ Rs. 150 per Sq.mtr. Rs. 68,01,600.200  
Amenities 1515 M<sup>2</sup> @ 175  
i. Individual Residential Building / prayer hall @ Rs.100/-  
ii. Group housing / High rise building @ Rs.150/-  
ii. Commercial/Institutional/Industrial @ Rs.175/-  
/Other building (Non high rise) @ Rs.175/-  
iv. Commercial/ Institutional/Industrial @ Rs.225/-  
/ Other buildings (High rise)

**4) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:  
(On site area in Sq.mtrs)**

i. Proposed site area for 21224 sq.mtr @ Rs. 125 Sq.mtr Rs. 26,54,250.200  
Amenities site 1520 M<sup>2</sup> @ 175  
A) Residential Building:  
i. Other areas @ of Rs.125/- per Sq.mtr.  
ii. B. Hills & J. Hills @ Rs.175/- per Sq.mtr  
B) Commercial/ Institutional / Industrial / Cinema Hall/ Function Hall/ Other buildings  
i. Other areas @ of Rs.175/- per Sq.mtr.  
ii. B. Hills & J. Hills @ Rs.225/- per Sq.mtr  
Rs. 29,72,000.200

**5) SUB-DIVISION CHARGES:**

i. Total site area 21224 Sq.mtr @ of Rs. 15 Sq.mtr. Rs. 3,18,510.200  
Amenities 1520 M<sup>2</sup> @ 20  
a) Residential Rs.15/- per Sq.mtr. Rs. 30,000.200  
b) Non residential Rs.20/- per Sq.mtr. Rs. 3,48,510.200

**6) OPEN SPACE CONTRIBUTION CHARGES:**

In case of unauthorized layout/ sub-division cost of 14% on total plot area  
Total plot area ..... Sq.yrd X 0.14 X Registration value of the site Rs. ....

- 7) **COMPOUNDING FEE:**  
(33% on total fees) Rs. ....
- 8) **RAIN WATER HARVESTING CHARGES :**  
@ Rs.8/- per Sq.mtr on built up area. *453014 sqm* Rs. 3,62,752
- 9) **VACANT LAND TAX:**  
0.5% on prevailing registration value  
@ 8% Library cess on VLT. *17831 sqm = 5500/- = 0.7* Rs. 7,45,880  
Rs. 61,265  
Rs. 8,20,615
- 10) **IMPACT FEE:** ( As per G.O.Ms.No.766 MA,dt:18-10-2007)  
i. Proposed built up area. G.F floor & F.F..... Sq.ft @ Rs..... Sq.ft. Rs. ....  
ii. Proposed built up area of 2<sup>nd</sup> and above floors ..... Sq.ft @ Rs..... Sq.ft. Rs. ....
- 11) **CITY LEVEL INFRASTRUCTURE IMPACT FEE:**  
(As per G.O.Ms.No.86, MA dt:3.3.2006, G.O.Ms.No.39 MA dt:20-01-2009 & G.O.Ms.No.250, MA dt:7.6.2010)  
i. Rs. ....  
ii. Rs. ....  
iii. Rs. ....  
iv. Rs. ....
- 12) **VALUE ADDITION CHARGES:**  
Only in CDA area as per G.O.Ms.No.....  
@ Rs.414/- per Sq.mtr on built up area. Rs. ....
- 13) **LAYOUT REGULATION CHARGES AS PER G.O.MS.NO.113 MA,dt:31-01-08 AND G.O.MS.NO.301 MA dt:11-04-08.**  
i. Penalization charges *The fees for ETC & CIG carry over are exempted as per commission for MA dated 30.06.2011* Rs. ....  
ii. Open space prorata charges Rs. ....
- 14) **Proportionate Layout Charges** *21224 sqm @ 70/- @*  
(On site area per sq.mtr.) *1430 sqm @ 100/- @*  
i. Residential Rs.75/- per sq.mtr. ii) Commercial Rs.100/- per sq.mtrs. Rs. 15,92,550  
1,43,000  
17,35,550

Hence if approved the part may be informed to pay following charges:

- 1. Building permit fee: Rs. 38,01,320
- 2. Development charges: Rs. 64,49,275
- 3. B.C. & E.B.C. on built up area: Rs. 70,44,725
- 4. B.C. & E.B.C. on site area: Rs. 29,22,000
- 5. Sub-division charges: Rs. 3,49,110
- 6. Open space contribution charges: Rs. ....
- 7. Compounding fee: Rs. ....
- 8. Rain water harvesting charges: Rs. ....
- 9. Vacant land tax: Rs. 3,62,752
- 10. Impact fee: Rs. 8,20,615
- 11. City level Infrastructure impact fee: Rs. ....
- 12. Value additional charges: Rs. ....
- 13. Layout regulation charges: Rs. ....
- 14. Proportionate Layout Charges: Rs. 17,35,550

Total Rs. 2,35,33,400

Rupees: Two Crores thirty five lacs three thousand four hundred only

*20/5*

TPAACP

ACC  
NR

Addl.CCP

**GREATER HYDERABAD MUNICIPAL CORPORATION  
SCHEDULE OF RATES FOR BUILDING PERMISSION  
(FINANCIAL CHECKLIST SHOWING THE FEE AND CHARGES)**

File No 70057/12/09/2013

Residential Apartment for 4<sup>th</sup> Block.

Name of the Owner: L. Rajeswar Reddy & others

Location of the site / plot 49<sup>th</sup> Cross, 49<sup>th</sup> Phase - New Colony

**1) BUILDING PERMIT FEE:**

Cellar, ground + 4<sup>th</sup> floors  
 a) Proposed covered area of Cellar/Stilt + ( ) upper floors for  
 Residential / Commercial 45344 Sq.mtr B.P.F. @ Rs. 80 per Sq.mtr  
 (Excluding EWC & LCC) Amenities 1515 M<sup>2</sup> @ 120/-  
 Area of the plot 22,703.57 sq.mtr. Residential Commercial / Institutional / Industrial / Cinema Hall / Function Hall / Other buildings. 10,000

i. Upto 200 Sq.mtrs plot area.	Rs.10 -	Rs.50/-
ii. From 201 to 500 Sq.mtrs plot area	Rs.50 -	Rs.90 -
iii. From 501 to 750 Sq.mtrs plot area	Rs.70 -	Rs.100 -
iv. Above 750 Sq.mtrs plot area	Rs.80 -	Rs.120 -
v. High rise building.	Rs.100 -	Rs.150 -

b) Proposed compound wall RMT ..... @ Rs.20/- RMT. Rs. ....

c) Advertisement & Postage charges Rs. .... 2000

i. Individual residential building Rs.100/ each.  
 ii. Group housing / Commercial building etc. Rs.2000/- each case.  
 iii. High rise buildings.Rs.5000/- each case.

**2) DEVELOPMENT CHARGES:**

Amenities 1515 M<sup>2</sup> @ 120/-  
45344  
 i. Proposed on built up area ..... Sq.mtr @ Rs. 100 per Sq.mtr  
Residential site 2124  
 ii. On open area excluding coverage ..... Sq.mtr @ Rs. 75 per Sq.mtr  
Amenities site 1520 M<sup>2</sup> @ 100/-

Residential	Commercial
i. Rs.100/-	i. Rs.125/-
ii. Rs.75/-	ii. Rs.100/-

**3) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:  
(On built up area Sq.mtrs)**

i. Proposed built up area for 45344 Sq.mtr @ Rs. 150 per Sq.mtr.  
Amenities 1515 M<sup>2</sup> @ 175/-

i. Individual Residential Building / prayer hall	@ Rs.100/-
ii. Group housing / High rise building	@ Rs.150/-
ii. Commercial/Institutional/Industrial	@ Rs.175/-
/Other building (Non high rise)	@ Rs.175/-
iv. Commercial/ Institutional/Industrial	@ Rs.225/-
/ Other buildings (High rise)	@ Rs.225/-

**4) BETTERMENT CHARGES & EXTERNAL BETTERMENT CHARGES:  
(On site area in Sq.mtrs)**

i. Proposed site area for 2124 sq.mtr @ Rs. 125 per Sq.mtr  
Amenities site 1520 M<sup>2</sup> @ 175/-

A) Residential Building:  
 i. Other areas @ of Rs.125/- per Sq.mtr.  
 ii. B. Hills & J. Hills @ Rs.175/- per Sq.mtr

B) Commercial/ Institutional / Industrial / Cinema Hall/ Function Hall/ Other buildings  
 i. Other areas @ of Rs.175/- per Sq.mtr.  
 ii. B. Hills & J. Hills @ Rs.225/- per Sq.mtr

**5) SUB-DIVISION CHARGES:**

i. Total site area 2124 Sq.mtr @ of Rs. 15 per Sq.mtr.  
Amenities 1520 M<sup>2</sup> @ 20/-

a) Residential	Rs.15/- per Sq.mtr.
b) Non residential	Rs.20/- per Sq.mtr.

**6) OPEN SPACE CONTRIBUTION CHARGES:**

In case of unauthorized layout/ sub-division cost of 14% on total plot area  
 Total plot area ..... Sq.yrd X 0.14 X Registration value of the site Rs. ....

- 7) **COMPOUNDING FEE:**  
(33% on total fees) Rs. ....
- 8) **RAIN WATER HARVESTING CHARGES :**  
@ Rs.8/- per Sq.mtr on built up area. *453014 sqm* Rs. 3,62,752
- 9) **VACANT LAND TAX:**  
0.5% on prevailing registration value  
*17831 sqm x 5500/- = 980715*  
@ 8% Library cess on VLT. *= 0.7* Rs. 7,45,890  
Rs. 61,235  
Rs. 8,20,615
- 10) **IMPACT FEE:** ( As per G.O.Ms.No.766 MA,dt:18-10-2007)  
i. Proposed built up area. G.F floor & F.F..... Sq.ft @ Rs..... Sq.ft. Rs. ....  
ii. Proposed built up area of 2<sup>nd</sup> and above floors ..... Sq.ft @ Rs..... Sq.ft. Rs. ....
- 11) **CITY LEVEL INFRASTRUCTURE IMPACT FEE:**  
(As per G.O.Ms.No.86, MA dt:3.3.2006, G.O.Ms.No.39 MA dt:20-01-2009 & G.O.Ms.No.250, MA dt:7.6.2010)  
i. Rs. ....  
ii. Rs. ....  
iii. Rs. ....  
iv. Rs. ....
- 12) **VALUE ADDITION CHARGES:**  
Only in CDA area as per G.O.Ms.No.....  
@ Rs.414/- per Sq.mtr on built up area. Rs. ....
- 13) **LAYOUT REGULATION CHARGES AS PER G.O.MS.NO.113 MA,dt:31-01-08 AND G.O.MS.NO.301 MA dt:11-04-08.**  
i. Penalization charges *The fees for ETC & CIG carry over are exempted as per commission for MA dated 30.06.2011* Rs. ....  
ii. Open space prorata charges Rs. ....
- 14) **Proportionate Layout Charges** *21224 sqm x 70/- = 1485680* Rs. 15,92,550  
(On site area per sq.mtr.) *1430 sqm x 100/- = 143000* Rs. 1,43,000  
i. Residential Rs.75/- per sq.mtr. ii) Commercial Rs.100/- per sq.mtrs. Rs. 17,35,550

Hence if approved the part may be informed to pay following charges:

- 1. Building permit fee: Rs. 38,01,320
- 2. Development charges: Rs. 64,49,275
- 3. B.C. & E.B.C. on built up area: Rs. 70,44,725
- 4. B.C. & E.B.C. on site area: Rs. 29,22,000
- 5. Sub-division charges: Rs. 3,49,110
- 6. Open space contribution charges: Rs. ....
- 7. Compounding fee: Rs. ....
- 8. Rain water harvesting charges: Rs. ....
- 9. Vacant land tax: Rs. 3,62,752
- 10. Impact fee: Rs. 8,20,615
- 11. City level Infrastructure impact fee: Rs. ....
- 12. Value additional charges: Rs. ....
- 13. Layout regulation charges: Rs. ....
- 14. Proportionate Layout Charges: Rs. 17,35,550

Total Rs. 2,35,33,400

Rupees: Two Crores thirty five lacs three thousand four hundred only

*20/5*

TPA/ACP

ACC  
NR

Addl.CCP